

III.A.2

MEMO TO: City Council

FROM: Rosemarie Ives, Mayor

QUASI-JUDICIAL

DATE: July 19, 2005

SUBJECT: MICROSOFT CAMPUS PRE-ANNEXATION ZONING

I. RECOMMENDED ACTION

Hold the first of two public hearings required for pre-annexation zoning.

II. DEPARTMENT CONTACT PERSONS

Roberta Lewandowski, Director, Planning and Community Development, 425-556-2447

Rob Odle, Planning Policy Manager, 425-556-2417

Dianna Broadie, Senior Planner, 425-556-2414

III. DESCRIPTION/BACKGROUND

A portion of the Microsoft campus is split between two jurisdictions, Redmond and Bellevue. Microsoft proposed to remedy that situation by moving the parcel wholly into the City of Redmond, so that any land use actions on the parcel would not require dual approvals. Typically, pre-annexation zoning is adopted for those unincorporated areas that are expected to annex in the future. The action to move the City boundary and annex this area was not envisioned prior to the request from Microsoft; and since this area was in Bellevue jurisdiction rather than an unincorporated area, the City of Redmond did not take action to place pre-annexation zoning on it. (To change boundaries from one jurisdiction to another, both cities must pass resolutions approving the change.)

Prior to annexation, the City can establish pre-annexation zoning, as allowed by RCW 35A.14.330 and .340. This involves two public hearings held by the City Council at least 30 days apart. This is the first of such public hearings.

The proposed zone for Overlake Business and Advanced Technology is consistent with the rest of the parcel, and allows the use currently in place. Therefore, that is the recommended zoning.

IV. IMPACT

A. Service Delivery: The proposed zoning has no effect on service delivery.

B. Fiscal: None

V. ALTERNATIVES TO STAFF RECOMMENDATION

A. Do not zone the property prior to annexation. The zoning will default to RA-5 upon annexation. This would make the use non-conforming.

VI. TIME CONSTRAINTS

None.

VII. LIST OF ATTACHMENTS

Attachment A: Map with Proposed Zoning

/s/

Roberta Lewandowski, Planning Director

7/7/05

Date

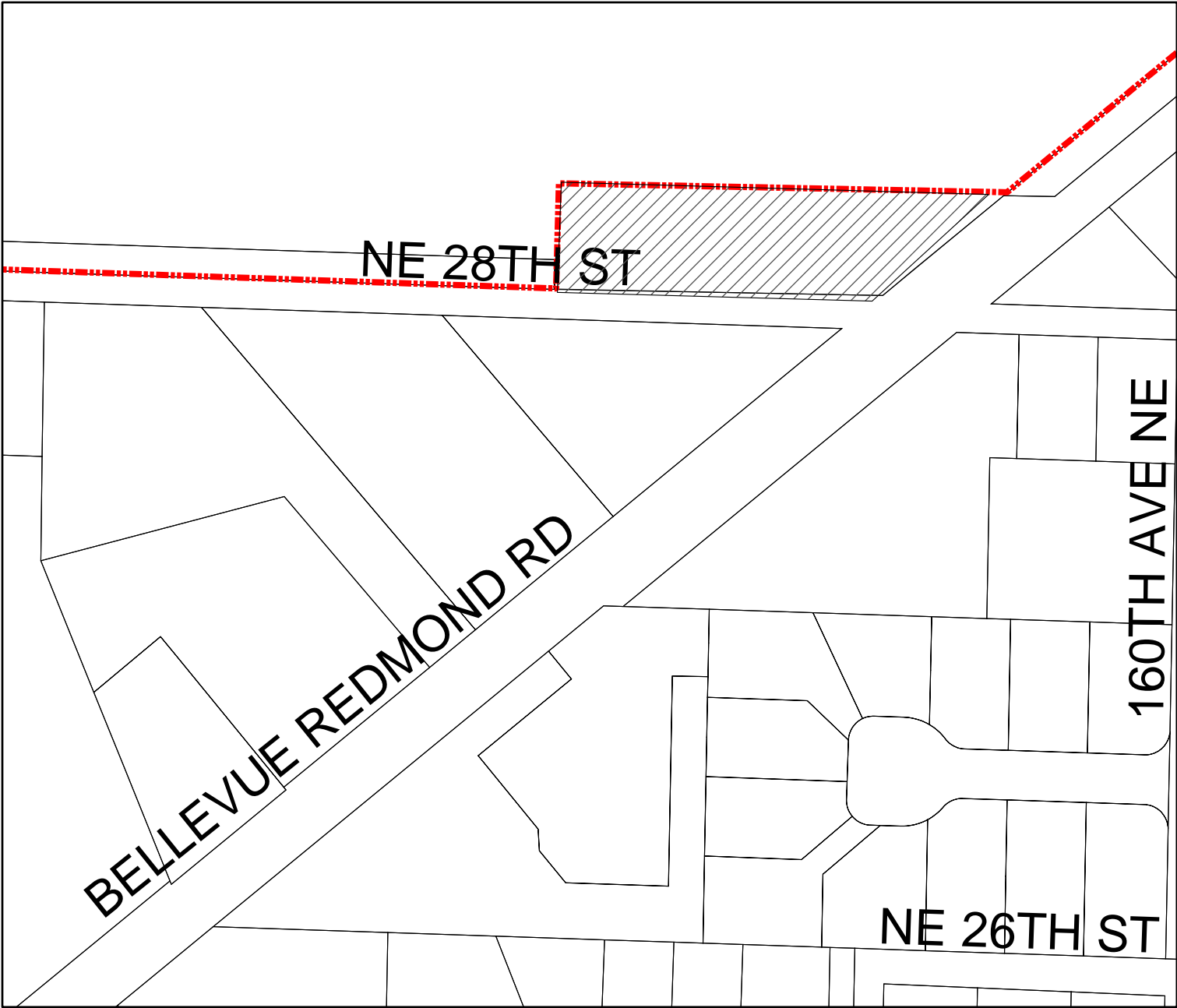
Approved for Council Agenda: /s/

Rosemarie Ives, Mayor

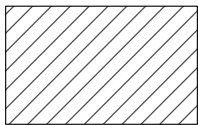
7/7/05

Date

Proposed Overlake and Advanced Technology Zone



Current Redmond City Limit



Proposed OV Pre-annexation Zoning

